

Sold



12 Farrell Street, Yandina



## (Investor Alert) Two incomes in One

PROUDLY SOLD BY KATE HENDERSON-BURTON YANDINA REALTY. Located right in the centre of town, this timber house that is currently a duplex, would suit a number of uses. (Non-strata titled no body-corp) Zoned town centre it would be ideal for turning into a restaurant, bar, a work from home commercial use, or great for keeping as an investment with the positively geared return. Both of the units have two bedrooms, one bathroom. Can easily be turned back into a four bedroom home. Good parking with a three bay steel framed carport and handy to all that Yandina has to offer.

Unit 1 Currently tenanted for \$460 per week- Unit 1 features 2 bedrooms the main with built-ins, fans & air-con. Combination of polished timber floors and tiles throughout. Retro kitchen with electric cook-top and wall oven dated but in good condition. Bathroom/Laundry combined with a separate toilet. Combined kitchen, living & dining with separate sunroom with north/east facing under covered verandah. Fenced yard with side access, enough room for a caravan & boat.

Unit 2 Currently tenanted for \$385 per week- Unit 2 features 2 built-in bedrooms the main with air conditioning, fans throughout the rest of the home. Combination of polished timber floors and tiles throughout. Bathroom & laundry combined with separate toilet.

The duplex has been freshly painted outside and 5kw of solar panels installed.

🛏️ 4 🚗 2 🚊 3 📏 536 m<sup>2</sup>

**Price** SOLD for \$770,000  
**Property Type** Residential  
**Property ID** 1555  
**Land Area** 536 m<sup>2</sup>

### Agent Details

Kate Henderson-Burton - 0458 060 757

### Office Details

Yandina Realty  
2 Stevens St Yandina QLD 4561  
Australia  
07 5446 7699

**YANDINA**   
Realty

## Combined rental income of \$845 per week excellent investment for the astute buyer

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.